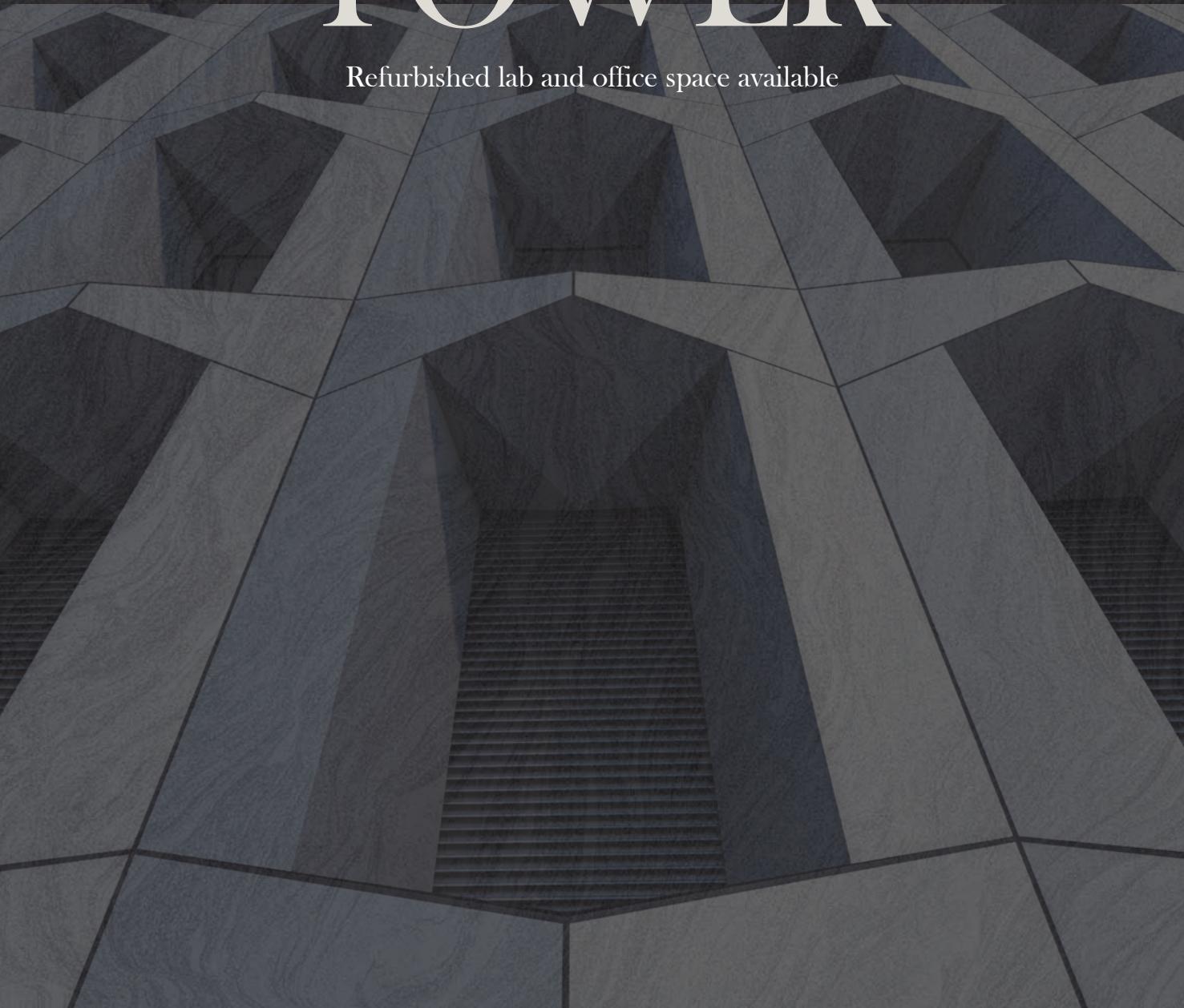


HEXAGON TOWER

Refurbished lab and office space available



Proudly part of
Pioneer Group

Overview.

Hexagon Tower is part of the Pioneer Group, the UK's largest life science and laboratory network. Businesses at Hexagon Tower benefit from the following:



National Life Science Network

of over 645 life science businesses across the UK.



Venture Building Support

For starting up, scaling and raising investment.



High Quality Labs & Offices

Newly refurbished labs & offices available.



Attract & Retain Talent

with the comprehensive range of amenities available.



Well Connected

By bus, tram, car and bike to Manchester city centre, journey times from 20 mins.



Hexagon Tower

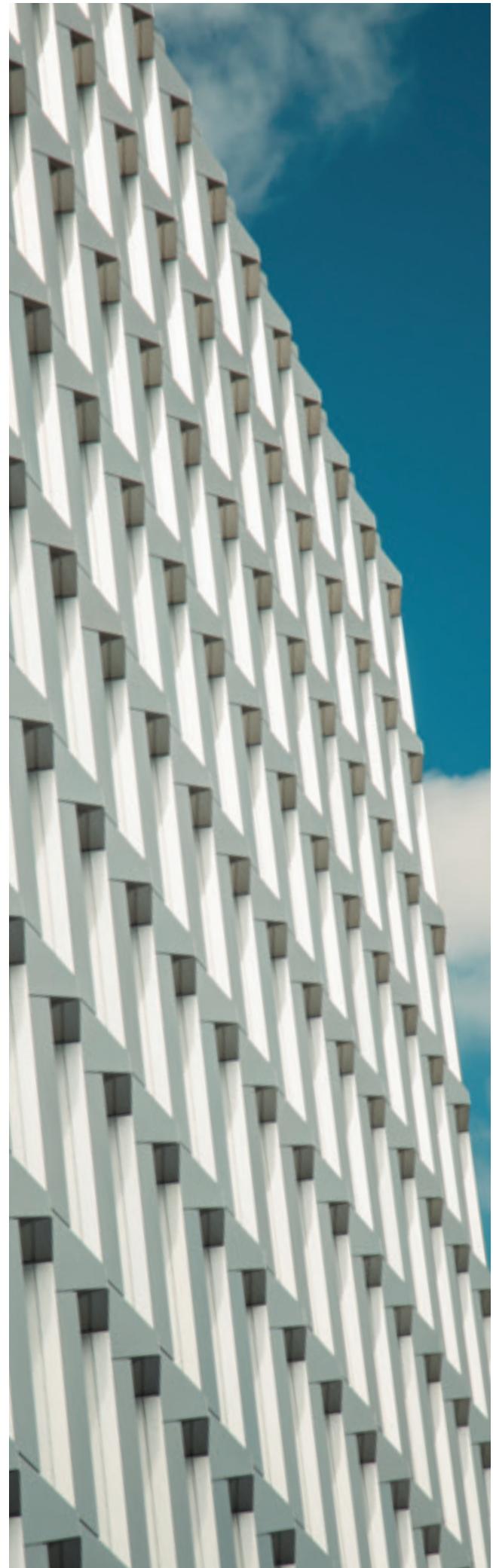
Hexagon Tower has been home to ground breaking science and innovation for over 50 years, with the site's scientific roots stretching back over 230 years.

Today it is home to a thriving community of innovative science businesses with over 500 staff working in an outstanding environment in this 166,000 sq ft building, home to 14 companies. This includes Intertek's European Centre for Bioanalytical Services with GLP and GMP compliant laboratories, Arxada, Lubrizol, SmartKem, James Robinson Speciality Ingredients and Colour Synthesis Solutions.

Hexagon Tower forms part of Pioneer Group's wider life science network of over 645 businesses across Europe, providing occupiers with opportunities to collaborate, network and connect. Their expert technical and management teams ensure the right space is available to support growing businesses.

Pioneer Group are Europe's leading life science real estate investors with targeted accelerator programmes to support businesses start, scale and grow. Their VC fund invests in high growth science and tech businesses.

Home to:



About Pioneer

We build and operate life science and technology campuses across Europe.

At our campuses, we help high-tech businesses thrive, from start-up to large corporate, with the support of our venture building activity and connected ecosystems.

We do this across three core areas:

Real Estate

Life Science and technology focused property, facilities and support services.

Ecosystem

The UK's most connected sector-focused network.

Venture Building

Support from industry leaders for starting up, scaling and raising investment.



Asset



Accelerator Programmes



New Accelerator & Incubator

6,400
people work on
our sites

VC
investment
fund

2M_{sqft}
future development
planned

300K_{sqft}
under
development

2.6M_{sq ft}
of
laboratories

10
locations
across Europe

Companies within our
ecosystem include:



bio:ascent



intertek



Agility
Life Sciences



Supporting Your Business Grow

We help businesses to launch, grow and scale

Not just for start-ups and spin-outs, the Pioneer Group Life Science Accelerator Programme works with entrepreneurs at every stage from idea to exit to help businesses launch, grow and scale. Our support programmes include:



Pre-Accelerator

You'll be introduced to proven entrepreneurial methods that de-risk the commercial viability of life sciences start-ups. Then, over a four-week period, you'll use these tools and techniques to undertake rigorous customer discovery, testing key assumptions about your idea and value proposition.



2. Accelerator

Work one-to-one with a dedicated coach and attend weekly sessions to develop your idea into a minimum viable product with a clear route to market. You'll meet esteemed figures from the life sciences industry who will offer advice and guidance on investment, market adoption and scale-up as part of Pioneer Group's Expert Network



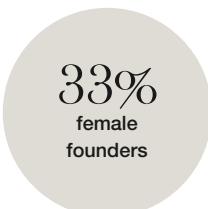
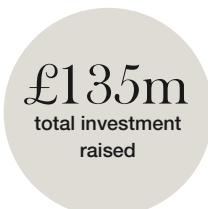
3. Launch

Offered to promising ventures to carry out commercial and technical de-risking and facilitate seed and series A investment. As an invited company, you will have access to free bio-incubation space at a selected Pioneer Group location, continued access to the expert network and the opportunity for pre-seed investment.



4. Investment

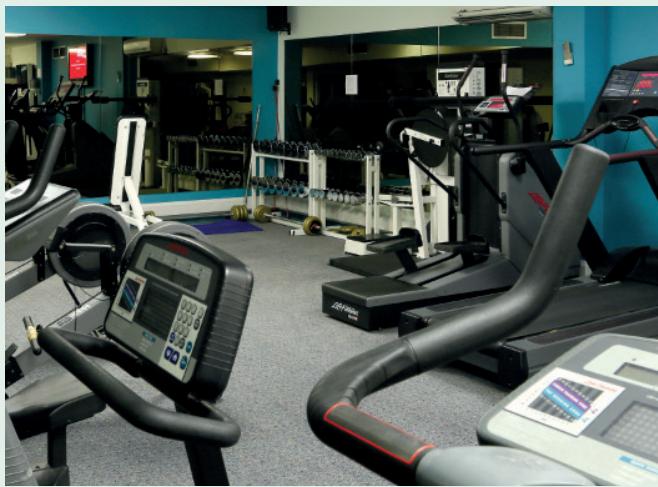
For selected early-stage ventures, we provide initial investment and participate in follow on rounds, with support and guidance from the Pioneer Group investment team. Post-investment, we will provide you with ongoing mentorship, including managing investor relationships and introductions to corporate partners



Hexagon Tower: On Site Amenities

Our friendly, expert and experienced on site team are there to support your every need, with specialist technical support available. Whether you want a quick coffee, sit down lunch or to burn off some steam in our gym, all of this can be done on site. Our restaurant is open Monday to Friday for breakfast and lunch, the gym is open seven days a week with free classes and meeting rooms can be booked via our online portal.

- On-site cafe & private catering
- Meeting rooms
- Gym including fitness classes
- Shower & changing facilities
- Secure cycle facilities and lockers
- Manned reception and 24/7 on-site security
- Ample on-site parking



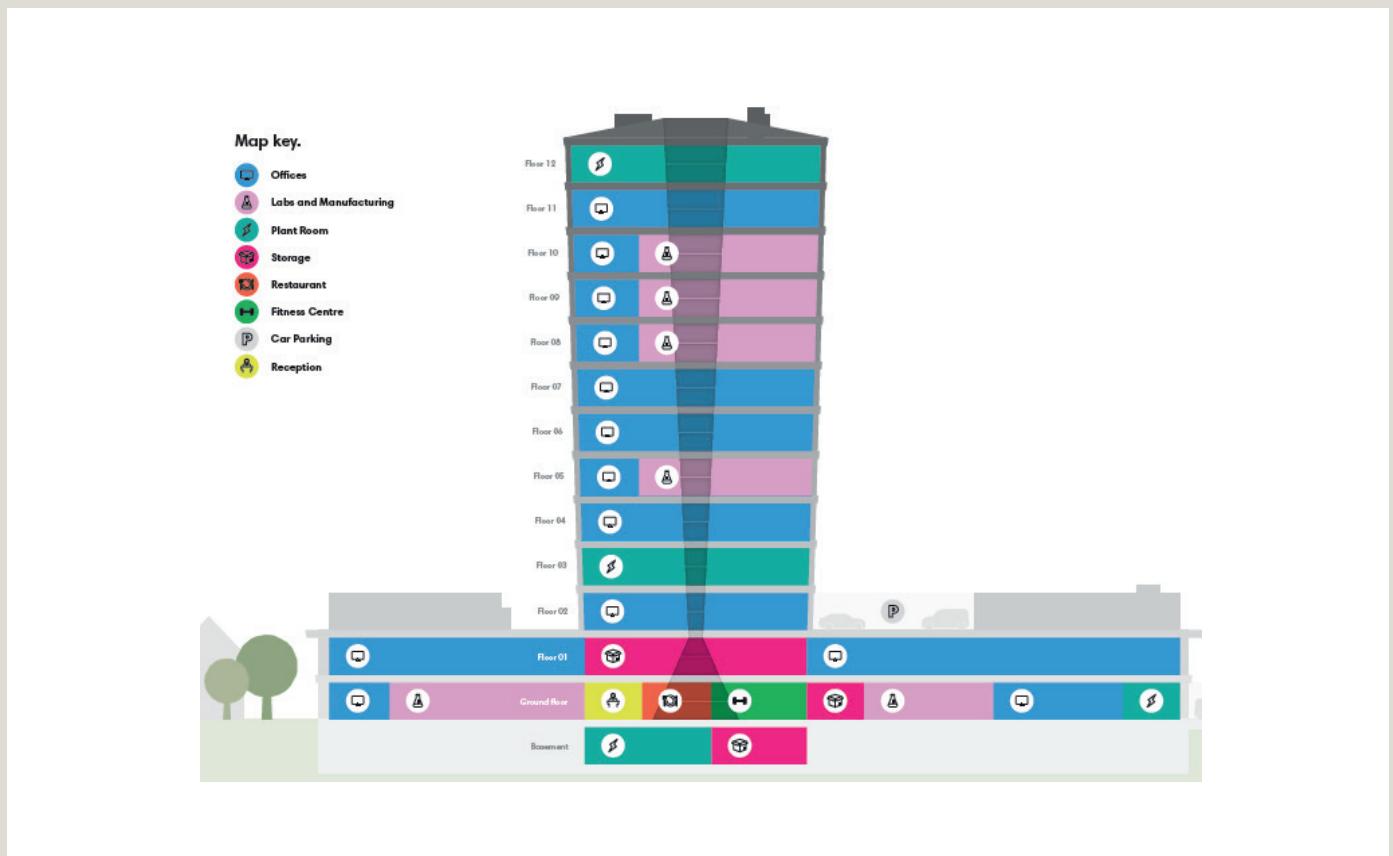
Lab & Office Space

Hexagon Tower benefits from comprehensive integral infrastructure and an ongoing programme of planned investment. Newly refurbished lab and office space is now being delivered to meet growing market demand.



Specification

- CL2 lab space with associated write up including:
 - Positions for fume cupboards
 - Sink (hand wash)
 - Eye wash station
 - Option to install piped or bottled gases
 - Landlord support to tenant fit outs available
- Extensive riser capacity
- LED lighting throughout
- Vinyl floors
- High speed internet
- Shared kitchen breakout areas
- Goods and passenger lifts
- Loading bay
- Hazardous waste disposal

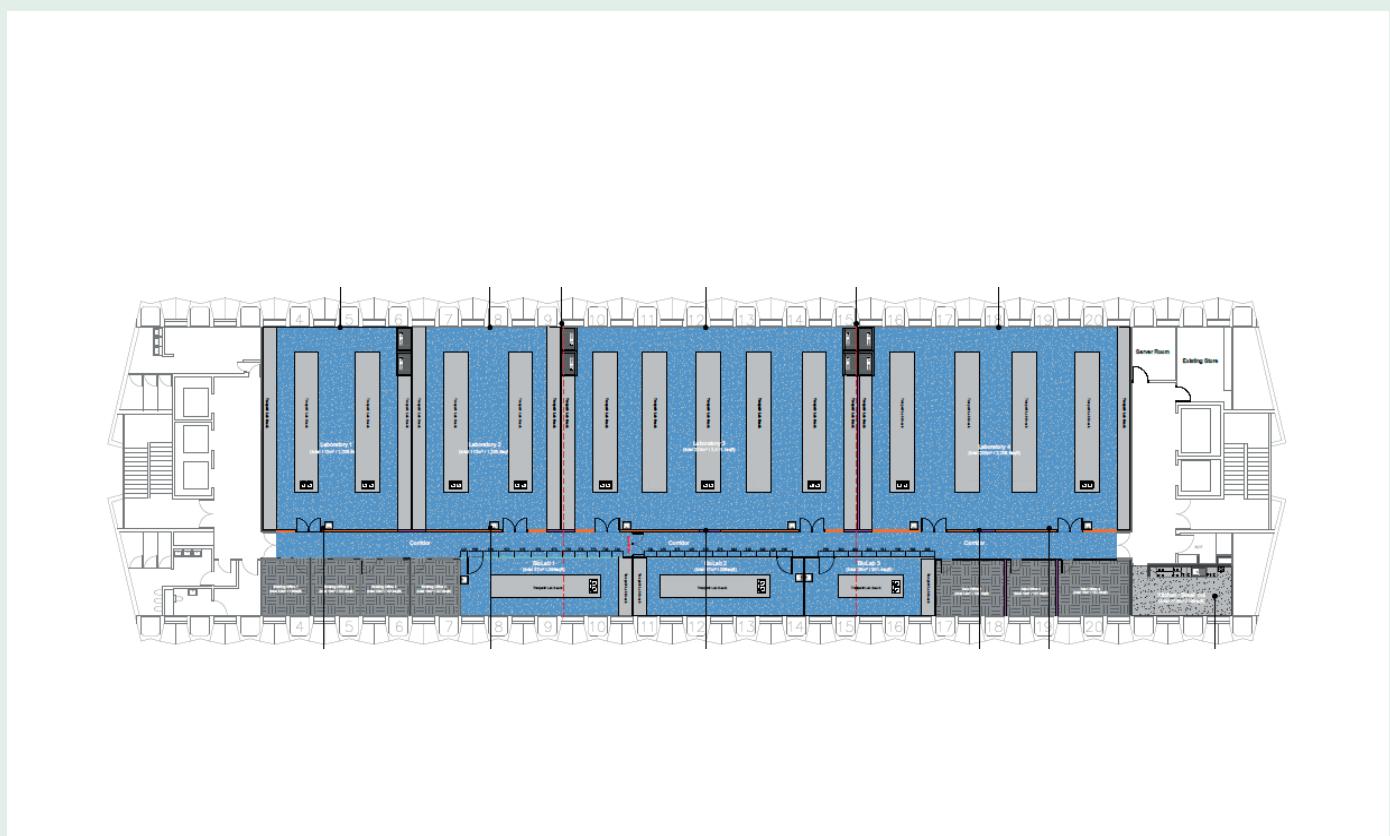


Lab & Office Space

Hexagon Tower

6th Floor Availability | Newly refurbished high quality lab and office space.

Suite	Size
Laboratory 1	1,206 sq ft
Laboratory 2	1,206 sq ft
Laboratory 3	2,411 sq ft
Laboratory 4	2,207 sq ft
Biolab 1	398 sq ft
Biolab 2	398 sq ft
Biolab 3	301 sq ft
Office 1	105 sq ft
Office 2	108 sq ft
Office 3	108 sq ft
Office 4	108 sq ft
Office 5	151 sq ft
Office 6	108 sq ft
Office 7	162 sq ft

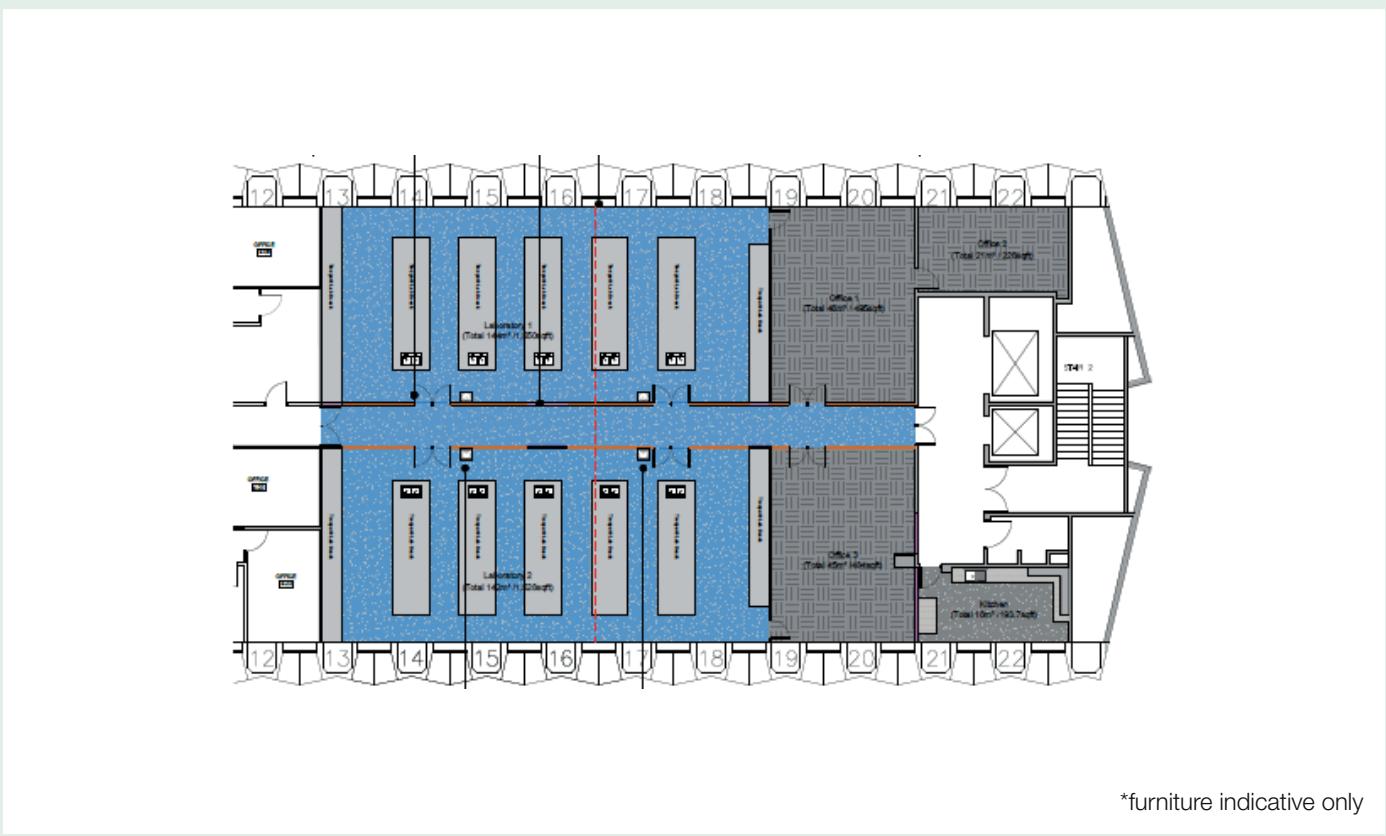


Lab & Office Space

Hexagon Tower

4th Floor Availability | Newly refurbished high quality lab and office space.

Suite	Size
Laboratory 1	1,550 sq ft
Laboratory 2	1,528 sq ft
Office 1 & 2	721 sq ft
Office 3	484 sq ft



*furniture indicative only

Getting Here

Hexagon Tower is readily accessible by multiple modes of transport providing comprehensive connectivity across Greater Manchester and beyond including frequent and fast connections to Manchester city centre.

Sat Nav: M9 8GQ

Travel Links

Bus

20 – 40 mins by bus from Manchester city centre, 7 buses per hour each direction. Direct buses serve Manchester, Didsbury, Universities, Sale, Prestwich, Oldham, Ashton, Bury, Eccles, Middleton and Trafford Centre.

Tram

27 mins door to door by Metrolink from Manchester city centre, 5 trams per hour each direction. Direct connections to Manchester Piccadilly and Victoria rail stations. Metrolink serves Bury and whole Metrolink network available via Manchester city centre connections.

Cycle

18 mins by bike from Manchester city centre. Showers, lockers & secure cycle facilities on site.

Drive

5 minute drive from Jn 20 M60, 10 min drive from Manchester city centre. Ample secure car parking on site.

Air

Manchester Airport 25 minutes drive.



Nearby & Events

The local area provides all the amenities required to support your business in attracting and retaining high quality staff including a range of regular and special events at the nearby Heaton Park.

○ Hexagon Tower

- **Co-Op convenience store** (4 minute walk)
- **Tiddlywinks day nursery** (1 mile)
- **Premier Inn hotel** (1.4 miles)
- **Lakeside Café, Heaton Park** (1.5 miles)
- **Regular events including:**
Park Run, Lightopia and concerts at Heaton Park



General Enquiries

0161 721 2266

reception@hexagon-tower.co.uk

Hexagon Tower
Crumpsall Vale
Blakeley
Manchester
M9 8GQ

Leasing Enquiries

Matt Lee

+44 (0)7815 469115

Matt.lee@carterjonas.co.uk

**Carter
Jonas**

Jamie Bottomley

+44 (0)7788 975465

Jamie.bottomley@trackrealestate.co.uk



Jeroen Houtzager

J.houtzager@thepioneer-group.com

www.thepioneer-group.com

Pioneer